# Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode

4-6 Allambee Avenue, Camberwell Vic 3124

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$700,000		&		\$750,000			
Median sale p	rice							
Median price	\$825,000	Pro	operty Type	Unit			Suburb	Camberwell
Period - From	01/01/2019	to	31/12/2019		So	urce	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	1/4 Maverston St GLEN IRIS 3146	\$792,000	28/11/2019
2	3/6 Laxdale Rd CAMBERWELL 3124	\$750,000	16/11/2019
3	3/13 Lomond St GLEN IRIS 3146	\$690,000	05/03/2020

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

14/03/2020 12:55





Nicholas McLean





Property Type: Unit Land Size: 0 sqm approx Agent Comments

03 9809 2000 0410 320 700 nicholas.mclean@noeljones.com.au

**Indicative Selling Price** \$700,000 - \$750,000 **Median Unit Price** Year ending December 2019: \$825,000

Ideally positioned between Camberwell and Riversdale Road, only minutes to Frog Hollow Reserve and Willison Train Station, this homely and beautifully maintained two-bedroom unit is the ideal base for downsizers, a savvy investment opportunity or excellent starting point for those looking to purchase their first home. Completely livable as is or the perfect candidate for a contemporary reboot, there's no denying the value or potential of this property. Furthermore, its outstanding location affords access to a number of cafes, restaurants, sporting clubs and some of Melbourne's best schools.

# Comparable Properties



1/4 Maverston St GLEN IRIS 3146 (VG)

2

Price: \$792,000 Method: Sale Date: 28/11/2019 Property Type: Flat/Unit/Apartment (Res)



3/6 Laxdale Rd CAMBERWELL 3124 (REI/VG) Agent Comments



Price: \$750,000 Method: Auction Sale Date: 16/11/2019 Rooms: 3 Property Type: Unit



3/13 Lomond St GLEN IRIS 3146 (REI) 

Agent Comments

Agent Comments

Price: \$690,000 Method: Private Sale Date: 05/03/2020 Property Type: Unit

**1** 2

#### Account - Noel Jones | P: 03 9809 2000 | F: 03 9889 2537



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.